

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**GROUND FLOOR APT, 145A  
BLENHEIM DRIVE,**

**£80,000**

Located in the West Winds Development, this ground floor apartment is a short distance from Newtownards Town Centre, local amenities, schools and main arterial routes to Bangor, Belfast and further afield.

The property offers a spacious living room, kitchen with dining area, two double bedrooms, one with built in storage and a family bathroom comprising of white suite. The property benefits from gas fired central heating, uPVC double glazed windows and ample unallocated parking.

This property appeals to first time buyers and investors alike so early viewing is highly recommended.



## Key Features

- Ground Floor Apartment In The West Winds Estate
- Modern Fitted Kitchen With Space For Appliances
- Gas Fired Heating And PVC Double Glazed Windows
- Good Location, Close To A Wide Range Of Local Amenities
- Bright And Spacious Living Room With Views Of Scrabo Tower
- Two Double Bedrooms, One With Built In Storage
- White Three Piece Bathroom Suite
- No Onward Chain - Early Viewing Recommended



## Accommodation

### Comprises:

#### Living Room

10'0" x 12'10"

Wood laminate flooring.

#### Kitchen

11'6" x 10'3"

Modern range of high and low level units, laminate work surfaces, space for fridge/freezer, single stainless steel sink unit with mixer tap and drainer, plumbed for washing machine, built-in oven, four ring electric hob with stainless steel extractor fan and hood, space for informal dining, part tiled walls, wood laminate flooring, recessed spotlights.

#### Hall

Wood laminate flooring, built in storage.

#### Bedroom 1

10'0" x 10'0"

Double bedroom, wood laminate flooring and built-in storage.

#### Bedroom 2

8'0" x 10'3"

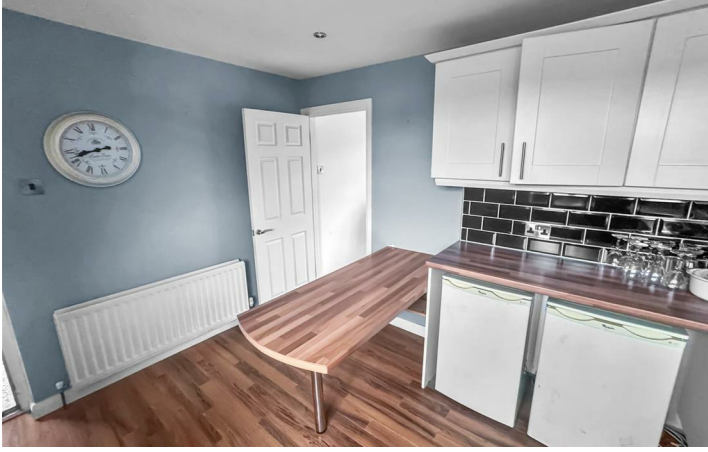
Double bedroom, wood laminate flooring

#### Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, panelled bath, corner tiled shower enclosure with overhead shower and glazed door, part tiled walls, tiled flooring, recessed spotlights.

#### Outside

Area in lawn, paved walkway. Ample unallocated parking.









### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### 145a Blenheim Drive

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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